



**NOTICE OF
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JUNE 21, 2022, 6:00 PM**

AGENDA

Call to Order

Roll Call

Pledge of Allegiance to the U.S. And Texas Flags

Invocation

Public Comment

This item allows the public an opportunity to address the Planning and Zoning Commission. To comply with the provisions of the Open Meetings Act, the commission cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the commission. Comments will be limited to three minutes. Open Forum is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

Consent Agenda

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning and Zoning Commission.

1. May 17, 2022 Meeting Minutes

Regular Agenda

2. Conduct a public hearing regarding a request for a Special Use Permit from Bonnie Brown on behalf of Alpha & Omega Equipment Sales and Rental for the construction of a new facility for the sales, rental, outdoor display and routine service of construction equipment at 8560 S. Stemmons Freeway, and consider and act upon a recommendation for the same. The legal description of the property is A0958A McCarroll, Tract 29(pt), Town of Hickory Creek, Denton County, Texas.

Adjournment

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on June 16, 2022 at 4:15 p.m.



Chris Chaudoir
Town of Hickory Creek

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, MAY 17, 2022**

MINUTES

Call to Order

Meeting called to order at 6:00 p.m. by Chairman Hawkes.

Roll Call

PRESENT

Commissioner Dustin Jensen
Commissioner Jaycee Holston
Chairman Bryant Hawkes
Commissioner Don Rowell
Vice-Chairman Tim May

ABSENT

Commissioner Rodney Barton
Commissioner David Gilmore

ALSO PRESENT

Trey Sargent, Town Attorney
Randy Gibbons, Council Liaison
Chris Chaudoir, Administrative Assistant

Pledge of Allegiance to the U.S. And Texas Flags

Pledge of Allegiance to the U.S. And Texas Flags led by Chairman Hawkes.

Invocation

Invocation given by Vice-Chairman May.

Public Comment

No public comment.

Consent Agenda

1. March 22, 2022 Special Meeting Minutes

Motion to approve the minutes as presented made by Vice-Chairman May, Seconded by Commissioner Rowell.

Voting Yea: Commissioner Jensen, Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Vice-Chairman May. Motion passed unanimously.

Regular Agenda

2. Discuss, consider and act on a recommendation for a Final Plat of The Olana at Hickory Creek, Lot 1, Block 1: being 38.5858 acres, H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas. The property is located at 1851 Turbeville Road.

Public Hearing opened at 6:05 p.m.

Laura Canada Lewis, The Olana, and Neda Hosseiny, Kimley Horne, gave a brief overview of the revisions to the final plat since the preliminary was reviewed. They have been working with Halff on the Drainage Study to address questions about the pond and the flood plain on the north east corner of the property. There have been updates to the drainage easements. The possibility of a 100 year flood event when fully developed has been addressed and a 10 foot buffer has been added to the flood plain. She does not have the numbers on hand for a larger rain event but will have them available at the Council meeting. The project does not meet the volume required to trigger a traffic study at this time. The drive offset from Harbor Lane is to be mainly used for emergency access with a locked gate and will be a right turn only when exiting if open.

Public hearing closed at 6:20 p.m.

Vice-Chairman May had questions about the drainage and plans not included in the packet. These elements are reviewed and approved by Halff without board or council review.

Motion to recommend approval of the final plat made by Commissioner Jensen, Seconded by Commissioner Holston.

Voting Yea: Commissioner Jensen, Commissioner Holston, Chairman Hawkes, Commissioner Rowell

Voting Nay: Vice-Chairman May. Motion passed.

Adjournment

Motion to adjourn made by Commissioner Holston, Seconded by Commissioner Jensen.

Voting Yea: Commissioner Jensen, Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Vice-Chairman May. Motion passed unanimously.

Meeting adjourned at 6:25 p.m.

Approved:

Attest:

Bryant Hawkes, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek



COMMUNITY DEVELOPMENT
SPECIAL USE PERMIT APPLICATION
Fee: \$500

Address/Location: 8560 S Stemmons Hickory Creek TX 75065

Project Name: Alpha & Omega

Current Zoning: C1 Acres: 2.8 + / - Tax ID #:

Legal Description (Abstract / Name, Lot, Block, Tract):

A0958A MCCARROLL, TR 29(PT), 3.1008 ACRES, OLD DCAD TR #7C

Owner Name Bonnie Brown

Company Name

Mailing Address PO BOX 25

LAKE DALLAS, TX 75065-0025

Email Address bonniesellsnorthtexas@gmail.com

Work # 940-367-1070 Cell # 940-367-1070

Signature

Printed Name Date

Applicant/Agent Jackie Johnson

Company Name Alpha & Omega Contract Sales & Consulting Inc.

Mailing Address 300 S Grant St. Odessa, TX 79761

Work # 432-276-5885 Cell # 432-276-5885

Email Address Jackiejnsn68@gmail.com

Signature

Printed Name Date

Give a detailed description of all proposed use(s)?

- (*Sales*) Alpha and Omega is a full-line construction equipment dealer. Their primary business at the Hickory Creek location will be the sales of new equipment.
- (*Rental*) Alpha and Omega will conduct rentals with the equipment brands that they sell.

COMMUNITY DEVELOPMENT
SPECIAL USE PERMIT APPLICATION

- (Service) alpha and Omega, as a full-line dealer for three major brands of construction equipment, will conduct the routine service and warranty activities that the manufacturer requires. Unlike the car dealership market, an equipment dealer performs more than 60% of their PM and standard service away from the dealership at the customer's location. The Display area will be the Southeast & Northeast sections of the property facing the I35 service road. _____

I hereby certify that the information included in this application is true to the best of my knowledge. By signing this application, Town of Hickory Creek staff or the town's designee is granted access to your property to perform work related to your application.

Applicant's Signature

Name (PRINTED)

Date

Current Owner's Signature

Name (PRINTED)

Date

Buyer's Signature (if under contract)

Name (PRINTED)

Date

STATE OF TEXAS:

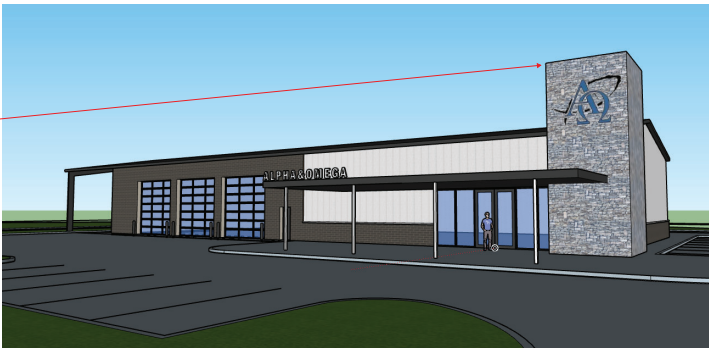
COUNTY OF DENTON:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

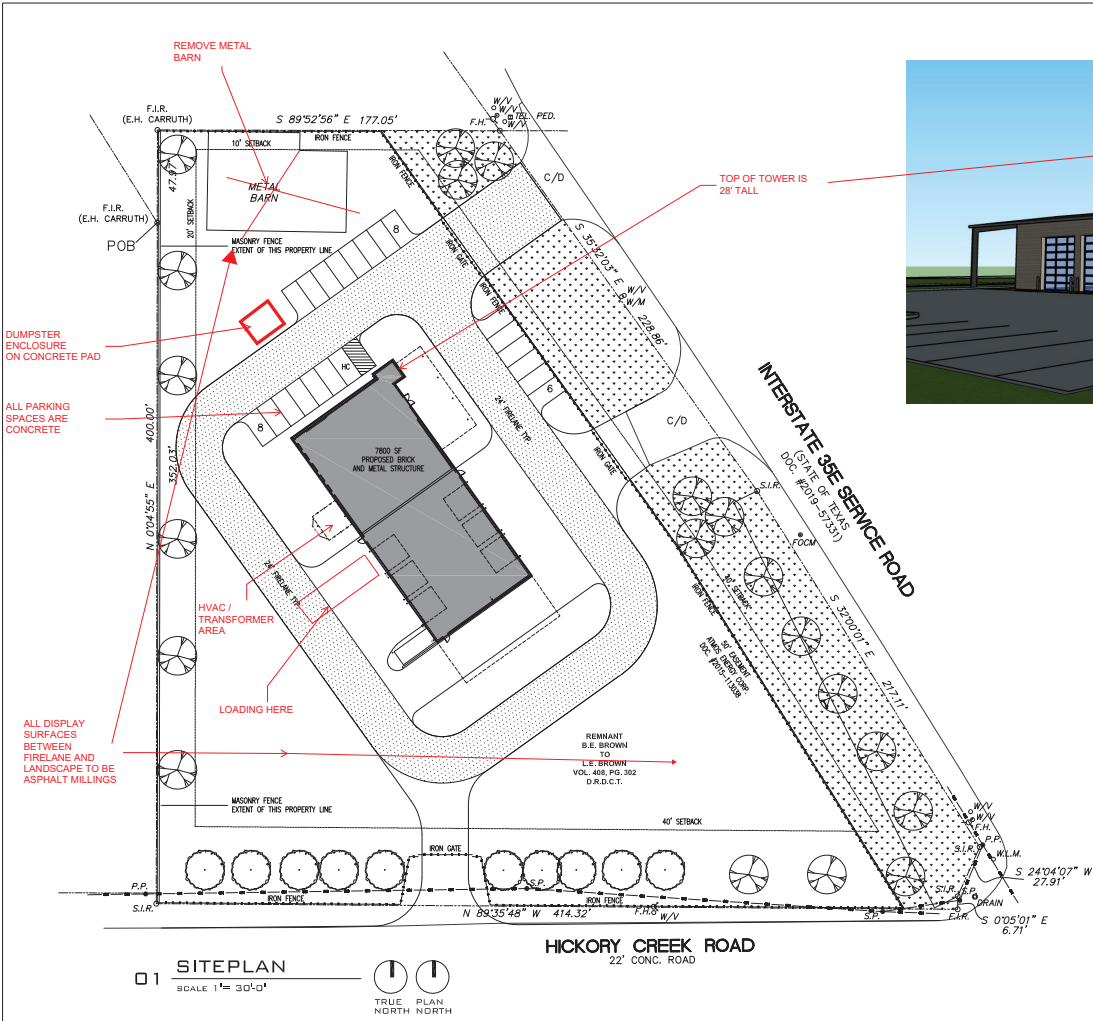
Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public, in and for the State of Texas

My Commission Expires On:



3D VIEW



BUILDING DESCRIPTION	ZONING CODE CRITERIA	LANDSCAPE REQUIR.	PROJECT DIRECTORY	REFERENCE SYMBOLS																				
<p>(PROPERTY) LEGAL DESCRIPTION</p> <p>REMNANT B.S. BROWN TO L.E. BROWN VOL. 488, PG. 382 D.R.D.C.T.</p> <p>AREA</p> <p>2.88 AC</p> <p>SCOPE OF WORK</p> <p>NEW FACILITY FOR THE RENTAL AND MAINTENANCE OF COMMERCIAL CONSTRUCTION EQUIPMENT</p>	<p>ZONING SUMMARY: CITY OF HICKORY CREEK, CHAPTER 14</p> <p>ZONING DESIGNATION C1 - COMMERCIAL DISTRICT</p> <p>USE: BUSINESS: CONSTRUCTION EQUIPMENT RENTAL AND REPAIR WITH OUTDOOR DISPLAY</p> <p>PARKING REQUIRED: 9 X 18' SPACES</p> <table><tr><th>ROOM NAME</th><th>AREA (sf)</th><th>RATIO</th><th>PARKING REQ.</th><th>PARKING PROVIDED</th></tr><tr><td>• Business</td><td>2965</td><td>1:200</td><td>15</td><td></td></tr><tr><td>• Service (warehouse)</td><td>4835</td><td>1:1000</td><td>5</td><td></td></tr><tr><td>TOTAL AREA</td><td>7800</td><td></td><td>20 TOTAL</td><td>23 (1 TAS)</td></tr></table>	ROOM NAME	AREA (sf)	RATIO	PARKING REQ.	PARKING PROVIDED	• Business	2965	1:200	15		• Service (warehouse)	4835	1:1000	5		TOTAL AREA	7800		20 TOTAL	23 (1 TAS)	<p>15% AREA OF LOT TO BE LANDSCAPED 2.88X.15 = .43AC OR 18,880 SF</p> <p>10 TREES REQUIRED PER ACRE. EXISTING TREES CAN QUALIFY - 29 REQUIRED</p> <p>EXISTING AND PROPOSED TREES SHOWN ON PLAN INDICATE COMPLIANCE. AND WILL CHANGE ONCE A TREE SURVEY HAS BEEN COMPLETED.</p>	<p>OWNER: Alpha and Omega CONSTRUCTION EQUIPMENT Mike Phewer 214-683-1057</p> <p>ARCHITECT: STUDIO MEYER 400 EXPOSITION AVE DALLAS, TX 75226 PH: 214.315.0578</p> <p>GENERAL CONTRACTOR: ohh@ohhllc.com / 940-394-6593 Reliant Construction 4251 FM 2181 Ste. 230-464 Cotton, TX 75610</p>	<p>PROPOSED TREE</p> <p>EXISTING TREE</p> <p>NORTH ARROW</p> <p>15% LANDSCAPED AREA</p> <p>PROPOSED FIRELANE</p>
ROOM NAME	AREA (sf)	RATIO	PARKING REQ.	PARKING PROVIDED																				
• Business	2965	1:200	15																					
• Service (warehouse)	4835	1:1000	5																					
TOTAL AREA	7800		20 TOTAL	23 (1 TAS)																				

SITEPLAN

A1.0